

# UPTON CROSSING

38 UPTON DRIVE  
BUILDING A

**40,190 SF of Brand New  
Class A Industrial  
Space**

WILMINGTON, MA

**UP TO 4.1 PER 1,000 SF  
PARKING OR IOS  
AVAILABLE!**

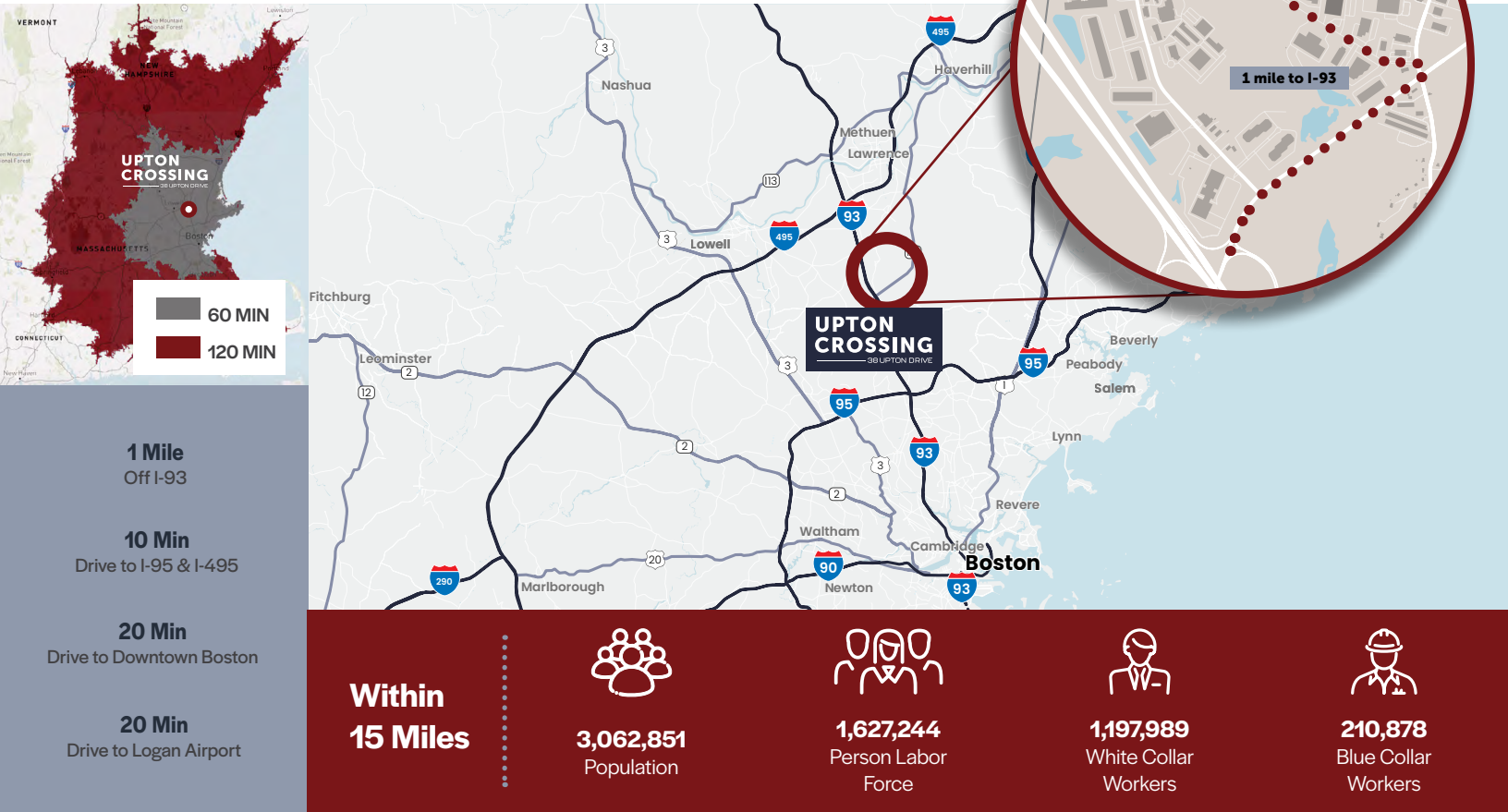
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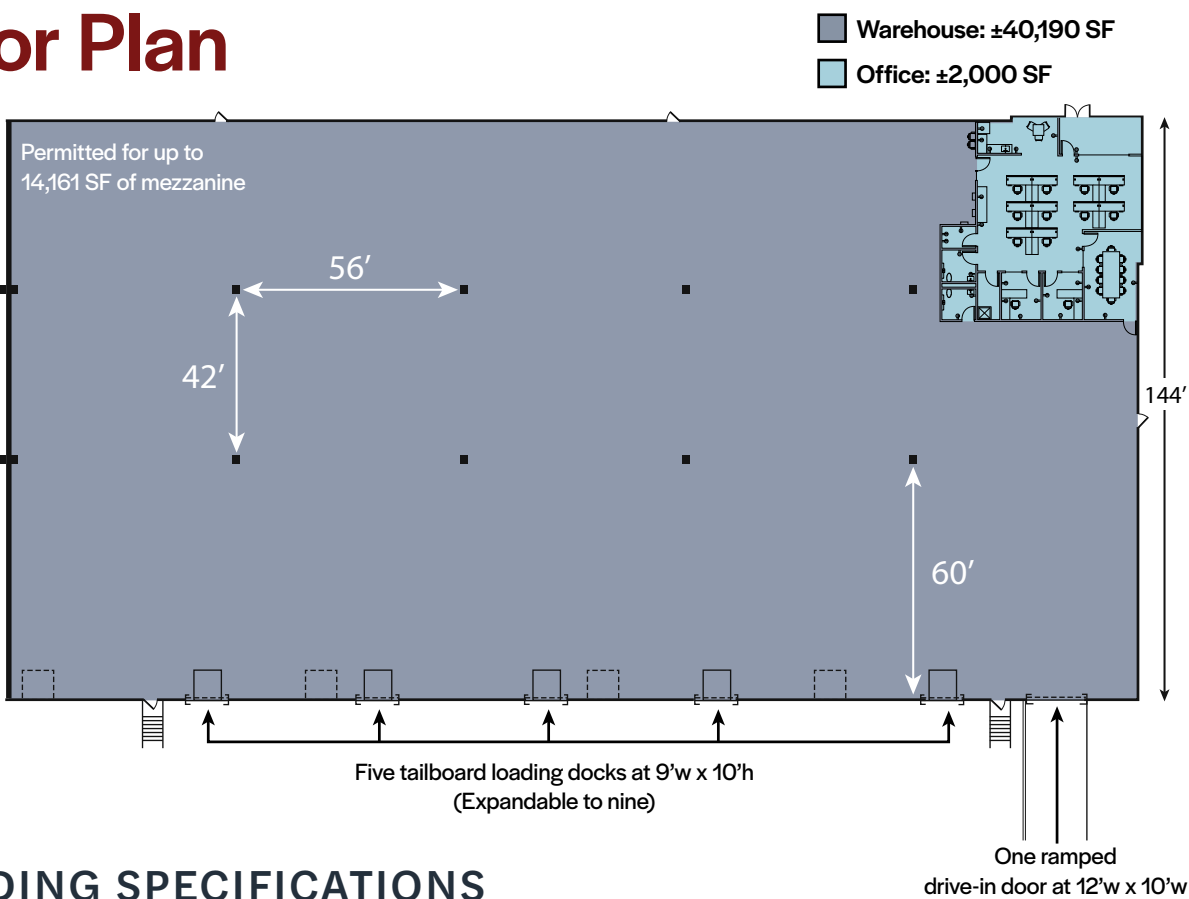




# When Minutes Matter, Convenience is Everything



## Floor Plan



## BUILDING SPECIFICATIONS

Available Suite	±40,190 SF ±2,000 SF spec office Potential for up to ±14,000 SF mezzanine
Total Building Size	103,440 SF
Clear Height	32'
Column Spacing	56' x 42' with typical 60' speed bay
Loading	5 tailboard loading docks (9'w x 10'h), expandable to 9 1 ramped drive-in door (12'w x 10'h)
Dock Packages	35,000 lb hydraulic pit levelers, bumpers, seals, shrouds, and electric operation at each door
Building Dimensions	144' x 720'
Auto / Trailer Parking	Up to 4.1 per 1,000 SF for vacant suite (165 spaces)
Roof	60-mil white TPO; R-35, warranty through 2043
Truck Court Depth	120'+ with 60' concrete apron
Construction	Insulated, tilt-up concrete walls
Floor	6" thick Ductilcrete slab-on-grade with FF35/FL25
Electrical	2,500 amps, 277/480 volts, 3-phase, 4-wire (to suite)
Fire Suppression	ESFR
Lighting	LED
Acreage	Part of a 24.8 acre development
Zoning	Industrial
<b>UTILITIES</b>	
Electricity	Reading Municipal Light Department
Water/Sewer	Wilmington Water Department (2" brought to meter)
Gas	National Grid



# SITE PLAN



## 0.5 Acre Additional Lot

Currently lined for 53 automobile spaces, can be relined for 14 trailers

Up to 112 automobile spaces for vacant suite



LEASED

CEVA  
LOGISTICS

**BUILDING A**  
40,190 SF Available

**BUILDING B**  
111,000 SF Fully Leased

**ZOLL**

View virtual tour

360°

# Contact Us

FOR MORE INFORMATION

## Jamey Lipscomb

Managing Director

617 833 3777

james.lipscomb@jll.com

## Brian Tisbert

Managing Director

617 531 4115

brian.tisbert@jll.com

## Rachel Marks

Senior Managing Director

508 259 2440

rachel.marks@jll.com

## Joe Fabiano

Senior Managing Director

781 844 7893

joe.fabiano@jll.com

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